



PLANNING COMMISSION AGENDA

March 23, 2023

ROSS TOWNSHIP PLANNING COMMISSION

Ross Township
Municipal Building
1000 Ross Municipal Drive
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OFFICERS

CHAIRMAN

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VICE CHAIRMAN

William Grady

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MEMBERS

Joseph Argenas

Matthew Cory

William D. Grady, Jr.

Lauren Hergert

Edward Nassan

Ken Petri

Michael Stephens

Bridget Watson O'Brien

James M. Wigal

7:00 P.M.

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes: February 23, 2023
4. Approval of Secretarial Bills
5. Public comment

Only residents and taxpayers of the Township of Ross will be permitted to address the Planning Commission. Speakers will be permitted to speak for a maximum of 5 minutes. Speakers are asked to clearly state their name and address for the record and keep comments brief and to the point.

NEW BUSINESS:

CU-23-1 Conditional Use Approval: Lady Sarver LLC, is seeking Conditional Use Approval to have a children's group daycare for a maximum of 12 children located at L/B 430-M-158 in a C-2 district of the 8th Ward.

OLD BUSINESS:

S-23-1 Subdivision Approval: Bohler Engineering, on behalf of McHenry Project Consultants is seeking subdivision approval to create 6 lots for potential sale to construct single family dwellings located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7th ward. – **POSTPONED**

SP-23-1 Preliminary/Final Land Development: Bohler Engineering, on behalf of McHenry Project Consultants is seeking preliminary/final site plan approval for 6 lots to be constructed located at L/B #217-K-225, Towers Terrace in a R-2 district of the 7th ward. - **POSTPONED**

Modification Request:

1. Section 22-603.2 of the Ross Township Subdivision and Land Development Ordinance ("SALDO")
2. Sections 9-110.1 and 9-111.1 of the Ross Township Grading and Excavating Ordinance

OLD BUSINESS:

S-22-7 Subdivision/Lot Consolidation Approval: Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking subdivision and lot consolidation approval to consolidate 7 parcels and to subdivide the proposed lots located at L/B #352-P-45, 198 Oakglen Rd. L/B #352-E-120, Berwyn Rd. L/B #352-F-20, McKnight Rd. L/B #352-R-132, McKnight Rd. L/B #352-R-134, McKnight Rd. L/B #281-C-210, McKnight Rd. and L/B #281-C-191, McKnight Rd. in a R-1 district of the 8th Ward. -

SP-22-9 Preliminary Site Plan Approval: Sheffler & Company, Inc. on behalf of the Sandy Hill Development is seeking preliminary site plan approval to construct 46 single family dwellings accessed by approximately 2,050 linear feet of proposed road via an entrance located from Ilex Dr. located at L/B #352-P-45, 198 Oakglen Rd. L/B #352-E-120, Berwyn Rd. L/B #352-F-20, McKnight Rd. L/B #352-R-132, McKnight Rd. L/B #352-R-134, McKnight Rd. L/B #281-C-210, McKnight Rd. and L/B #281-C-191, McKnight Rd. in a R-1 district of the 8th Ward.-

Modification Request: Sandy Hill Development is requesting (2) modifications.
Chapter 9. Grading and Excavation, SS9-110 Standards for Excavation, 5.B.
Part 6. Design Standards and Improvements Specifications, SS22-603 Streets,8. Cul-de-sac streets-

James Wigal, Chairman